

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2008 Legislative Session

Legislative Day # 1

BILL NO. 2008-02

Introduced by: Keller Transportation, Inc.

ZONING TEXT AMENDMENT (ZTA) - BUS DISPATCHING, STORAGE,
INCLUDING PARTS, MAINTENANCE, WASHING, AND SERVICE FACILITY IN THE
AGRICULTURAL CONSERVATION (AC) ZONE

Date introduced: 02/06/2008

Public Hearing: 03/12/2008 @ 5:00 p.m.

Commissioners Action: 00 / 00 / 00 _____

Commissioner Votes: WC:____, EP:__, RC:____, SG:____, GH:__

Pass/Fail: _____

Effective Date: 00 / 00 / 2008 00:00 a.m./p.m.

Remarks: _____

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND
2008 Legislative Session

Bill No. 2008-02

Chapter. No. 297

Introduced by Keller Transportation, Inc.

Date of Introduction 02/06/2008

BILL

AN ACT concerning

**Bus Dispatching, Storage, Including Parts, Maintenance, Washing, and Service
Facility in the Agricultural Conservation (AC) Zone.**

FOR the purpose of

Allowing the dispatching, storage, including parts, maintenance, washing, and
service of buses as a use permitted with conditions in the Agricultural
Conservation (AC) Zone.

BY adding:

Chapter 297 - Zoning Regulations

Article IV, § 63, Figure IV-1- Table of Permissible Uses.

Code of Charles County, Maryland

(May, 2006 Edition)

Chapter 297 - Zoning Regulations

Article XIII, § 211 – Alphabetical listing.

Code of Charles County, Maryland

(May, 2006 Edition)

Chapter 297 - Zoning Regulations

Article XIII, § 212 - Uses corresponding with Table of Permissible Uses.

Code of Charles County, Maryland

(May, 2006 Edition)

SECTION 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND, that the Laws of Charles County, Maryland read as follows:

§ 297-63. Figure IV-1 Table of Permissible Uses

6.03.311 *FOR MORE THAN TWO BUSES*, BUS DISPATCHING, STORAGE, INCLUDING PARTS, MAINTENANCE, WASHING, AND SERVICE FACILITY, AS INCORPORATED HEREIN.

§ 297-211. Alphabetical listing.

***FOR MORE THAN TWO BUSES*, BUS DISPATCHING, STORAGE, INCLUDING PARTS, MAINTINANCE, WASHING, AND SERVICE FACILITY**

§ 297-212. Uses corresponding with Table of Permissible Uses.

6.03.311 *FOR MORE THAN TWO BUSES*, BUS DISPATCHING, STORAGE, INCLUDING PARTS, MAINTENANCE, WASHING, AND SERVICE FACILITY

THIS USE IS PERMITTED ~~WITH CONDITIONS~~ *BY SPECIAL EXCEPTION* IN THE AC ZONE SUBJECT TO THE FOLLOWING:

(A) MINIMUM AREA: ~~3~~ *5 ACRES*

(B) ***(1) ALL ACTIVITY***, ALL REPAIR, STORAGE OF PARTS, MAINTENANCE, WASHING AND SERVICE SHALL OCCUR ENTIRELY WITHIN A COMPLETELY ENCLOSED BUILDING.

(2) BAY OR WALL OPENINGS MUST OPEN TO THE SIDE AND NOT OPEN TO THE FRONT. BAY/WALL OPENINGS IN STRUCTURES ARE PERMITTED IN THOSE WALLS DIRECTLY FACING AN EXISTING COMMERCIAL OR INDUSTRIAL ZONE. BAY/WALL OPENINGS NECESSARY FOR VENTILATION, FIRE EXITS, AND LIGHT, PURSUANT TO THE STANDARDS OF THE CHARLES COUNTY BUILDING CODE AND THE FIRE SAFETY CODE, SHALL BE PERMITTED.

(C) ANY OUTDOOR BUS STORAGE SHALL BE LOCATED IN REAR OR SIDE YARDS AND SHALL BE FENCED OR SCREENED FROM ADJACENT PROPERTIES.

(D) ~~***NO BUILDING OR STRUCTURE SHALL BE LOCATED IN ANY REQUIRED YARD OR SETBACK.***~~ ***VEHICLES SHALL BE PARKED OR LEFT STANDING WITHIN 100 FEET OF ANY PROPERTY LINE.***

(E) THE MAXIMUM PERMITTED TOTAL FLOOR AREA RATIO SHALL NOT EXCEED 0.40.

(F) ***THE MAXIMUM IMPERVIOUS SURFACE RATIO SHALL NOT EXCEED 0.70.***

(G) ~~(a) A MINIMUM TEN-FOOT~~ **TWENTY-FIVE FOOT WIDE LANDSCAPE STRIP BUFFER YARD E, INCLUDING A BUFFER YARD STRUCTURE SHALL BE PROVIDED ADJACENT TO AND COMPLETELY ACROSS ALONG ALL PROPERTY LINES. CURB CUTS SHALL BE MINIMIZED. AS IN ARTICLE XXIII.**

(H) **ACCESS SHALL BE DIRECTLY FROM A COUNTY- OR STATE-MAINTAINED ROAD. NO BUSES MAY BE ALLOWED TO BE PARKED ON ANY LOT WHERE THE ACCESS IS LOCATED ON PRIVATELY OWNED ROAD AND/OR SHARED ACCESS DRIVEWAY.**

(I) **SUCH BUS PARKING FACILITIES SHALL BE USED SOLELY FOR THE PARKING OF VEHICLES IN OPERATING CONDITION AND WITH CURRENT LICENSE.**

SECTION 2. BE IT FURTHER ENACTED, that this Act shall take effect TEN (10) calendar days after it becomes law.

COUNTY COMMISSIONERS OF
CHARLES COUNTY, MARYLAND

Wayne Cooper, President

Edith J. Patterson, Vice President

Reuben B. Collins, II

Samuel N. Graves, Jr.

Gary V. Hodge

ATTEST:

Denise Ferguson, Clerk